

Lot 4 Cypress Ridge 1.09+/- Acres in Coahoma County, MS



\$55,000

Welcome to Cypress Ridge Road, a gated community just north of the Clarksdale Country Club! This is the perfect spot to build your forever home on a spacious 1.09+/- acre lot. Your home must be between 2,600 and 5,000 square feet of floor space, with brick as the primary material. Enjoy peaceful moments by the community's private fishing pond, complete with a pier for fishing or launching your own John boat. Cypress Ridge offers a welcoming neighborhood atmosphere with a walkway for workout sessions. With property taxes at around \$680 a year, this is an opportunity you want to take advantage of. Call today for your private showing!



**ANTHONY
STEEN**
REALTOR®
Office: 662.441.2500
Cell: 662.645.5151
Anthony@TomSmithLand.com



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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AERIAL MAP



[Click for Interactive Map](#)

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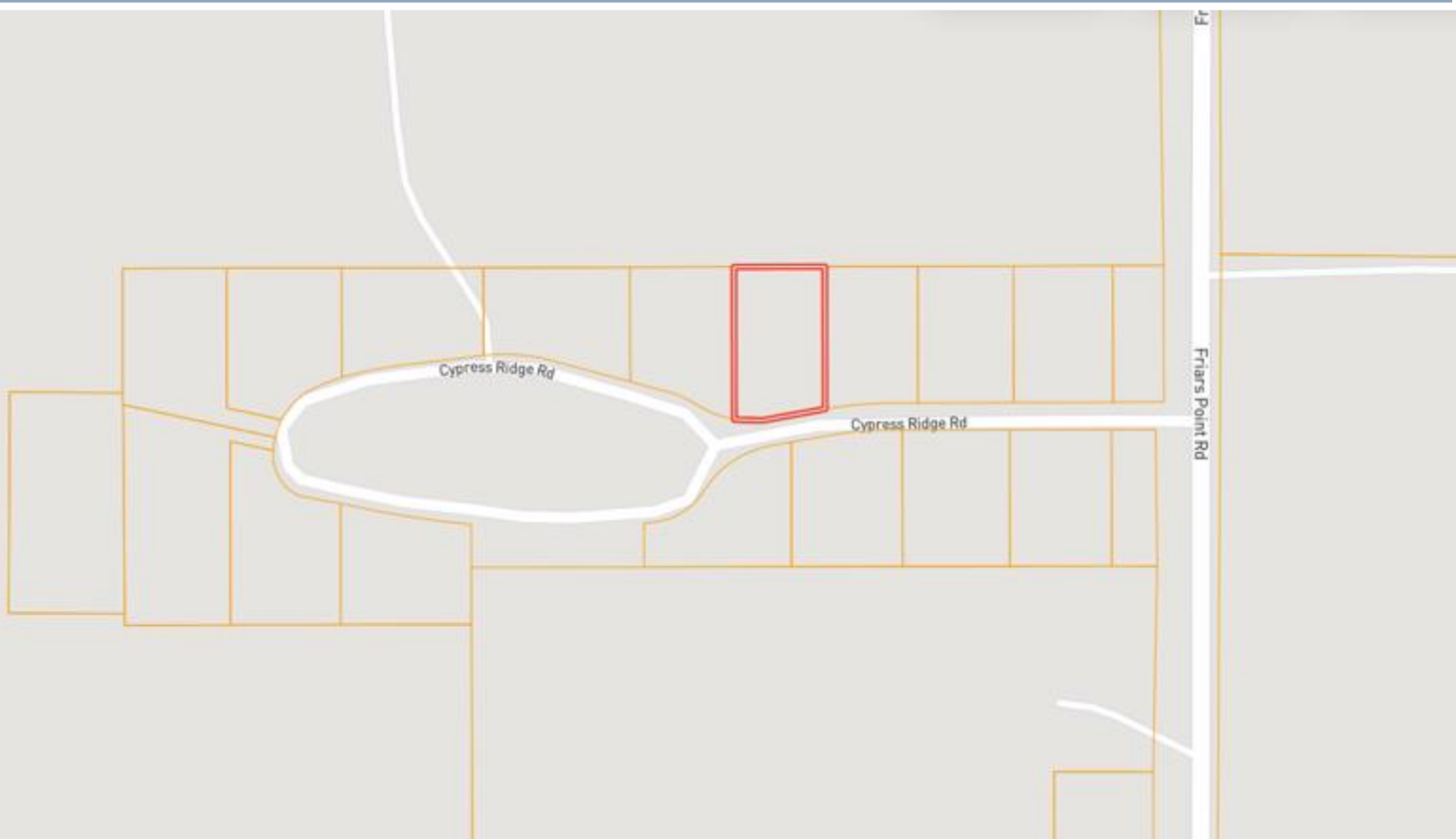


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OWNERSHIP MAP



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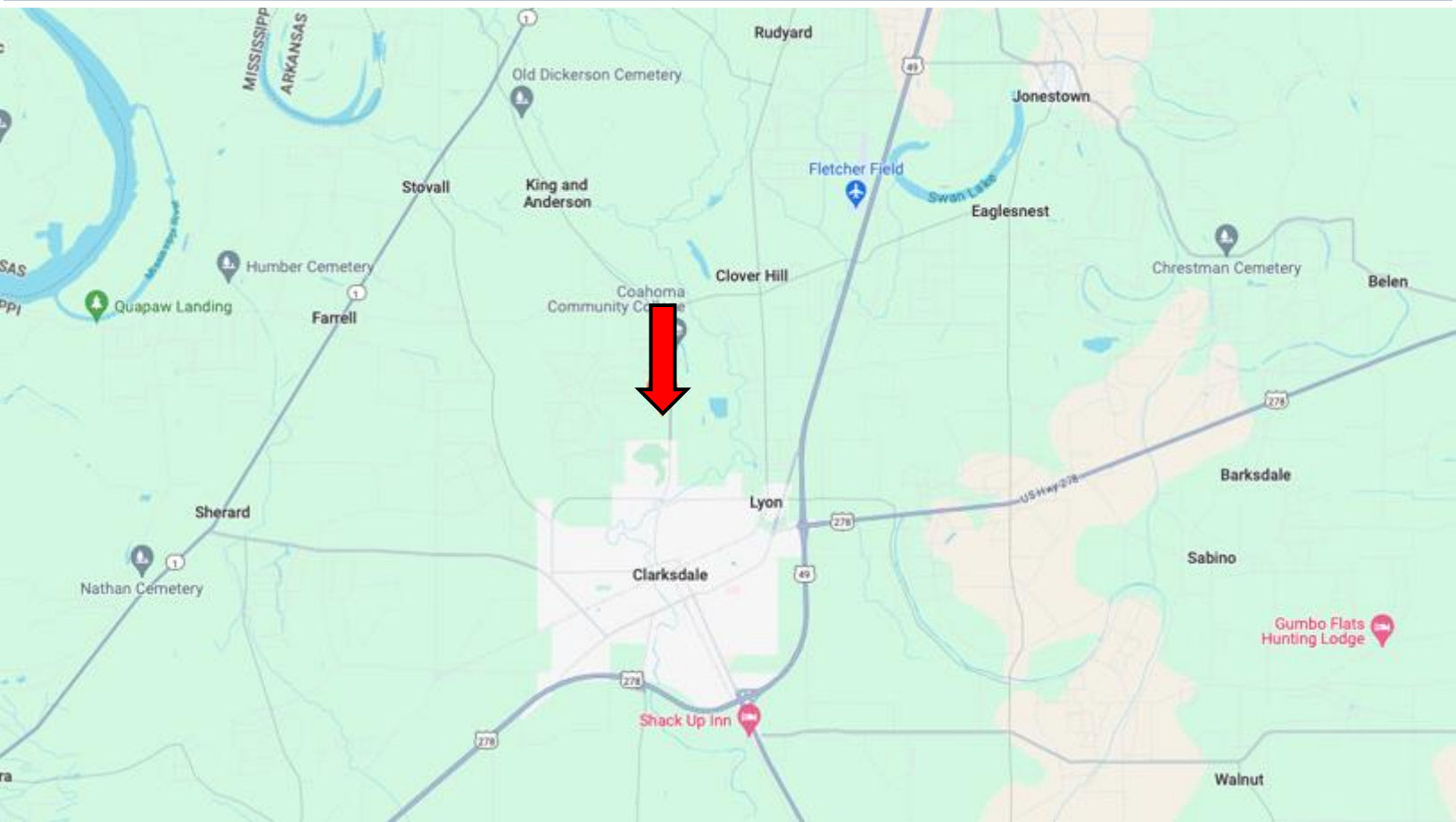
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DIRECTIONAL MAP



Address: Cypress Ridge Lot 4, Clarksdale, MS 38614

Directions from the intersection of US 49 & US-278 in Clarksdale, MS: Turn left onto US-278 W/Hwy 6 and travel 0.6 miles. Turn right onto MS-161 N and travel 0.6 miles. Turn left onto Hopson St and travel 0.4 miles. Continue onto E Lee Drive for 1.8 miles. Turn right onto Friars Point Rd and travel 1.6 miles. Turn left onto Cypress Ridge Dr. After 0.1 miles, the lot will be on the right. [Google Map Link](#)



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